



Commission Members

Joseph Charpentier, *Chair*
Devin Canton, *Vice Chair*
Amanda Amory
Sarah French

Contacting the Commission

Division of Planning
& Regulatory Services serves as
the Commission's staff.

Address: City Hall, 455 Main St, Room 404,
Worcester, MA 01608

Hours: M-F 8:30 a.m.-2:00 p.m.

Phone: 508-799-1400 ext. 31441

Email: planning@worcesterma.gov

Website: worcesterma.gov/planning-regulatory

The Conservation Commission is committed to ensuring that its public meetings are accessible to all. Should you require interpretation, auxiliary aids, services, written materials in other formats, or reasonable modifications in policies and procedures, please contact the Planning Division a minimum of 48 hours in advance of the scheduled meeting.

Division of Planning & Regulatory Services

Our Mission:

To provide credible, timely, and accessible data and analysis for decision-making and problem solving for land and programmatic development

Division Staff:

Stephen Rolle, ACDO
Michelle Smith, Chief Planner
Eric Flint, Conservation Planner
Michelle Johnstone, Preservation Planner
Brian Pigeon, Sr. Transportation Planner
Stephen Cary, Planning Analyst
Deborah Steele, Principal Staff Assistant
Susan Daly, Staff Assistant

Upcoming Meetings

March 28, 2022
April 25, 2022
May 16, 2022
June 6, 2022
June 27, 2022
July 18, 2022
August 8, 2022
August 29, 2022
September 19, 2022
October 17, 2022

City of Worcester Conservation Commission Meeting Agenda Monday, March 7, 2022 at 5:30PM

Worcester City Hall
Levi Lincoln Chamber, 3rd Floor (Room 309), 455 Main Street

This Worcester Conservation Commission meeting will be held in-person at the date, time and location listed above. Meeting attendees will additionally have options to participate remotely by joining online or by phone:

- **Use the following link** to join the meeting via computer
<https://cow.webex.com/meet/conservationcommissionwebex>
- **Call 415-655-0001** (Access Code: **160 973 4358**) for the Conservation Commission.

Note: If technological problems interrupt the virtual meeting, the meeting will continue.

Application materials may be viewed on the City Website at <http://www.worcesterma.gov/planning-regulatory/boards/conservation-commission>.

For more information concerning this meeting, to request a reasonable accommodation or interpretation, or to **submit written comments** in advance of the hearing, please contact the Planning Division by email (preferred) at planning@worcesterma.gov or phone at (508) 799-1400 x 31440. Submission of comments in advance of the hearing is strongly encouraged. Note: interpretation requests must be received no later than 48 hours in advance of the meeting.

CALL TO ORDER: 5:30PM

REQUESTS FOR CONTINUANCES, POSTPONEMENTS, WITHDRAWALS

PUBLIC HEARINGS

OLD BUSINESS – NOTICES OF INTENT

1. 0 FKA 668 Burncoat Street (Lots 1-2) (MBL 32-056-1-003)

File #: CC-2021-048 & DEP#349-1307

Applicant: DeWolfe Contracting

Project: To construct two duplexes with associated driveways, grading, stormwater systems, and related site work.

Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

Continued from 9/13/2021 & 10/25/2021

2. 75 Quinsigamond Avenue (MBL 05-023-00093)

File #: CC-2021-055 & DEP#349-1310

Applicant: Neon Marketplace Operating I, LLC

Project: To construct a new gas station, car wash, and convenience store along with new parking areas, access, landscaping, lighting, utilities and stormwater management and associated site work.

Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

Continued from 9/13/2021

OLD BUSINESS – NOTICES OF INTENT

3. 1087A&B & 1089A&B Millbury Street, 18 Leland Street, and the Leland Street ROW (MBL 31-012-5-2-1; -5-2-1; -005-1; -00005)

File #: CC-2021-057
Applicant: Gold Star Builders, Inc.
Project: To (partially retroactively) construct a single-family semi-detached (duplex) dwelling, conduct associated grading, install drainage, and pave.
Jurisdiction: City of Worcester Wetlands Protection Ordinance

Continued from 10/25/2021 & 1/3/2022

4. 9 Dalton Street (MBL 39-019-00002)

File #: CC-2022-001
Applicant: DiVerdi Builders, Inc.
Project: To construct a townhouse structure (total of 4 dwelling units) and conduct associated site work
Jurisdiction: City of Worcester Wetlands Protection Ordinance

Continued from 1/24/2022

OLD BUSINESS – AMENDMENTS TO ORDERS OF CONDITIONS

5. 34-52 (aka Lots 101-122) Modoc Street Extension Subdivision (MBL 38-017-0001A & 38-017-1A-01 through -1A-17)

File #: CC-2021-062 (CC-2018-055) & DEP #349-1210
Applicant: St. Anthony Realty, LLC
Project: To modify the existing order, for construction of a +/-500' cul-de-sac and 17 dwelling units, in order to accommodate proposed design changes to the residential structures, associated grading, related stormwater infrastructure, and associated site work
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

Continued from 1/3/2022

NEW BUSINESS – REQUEST FOR DETERMINATION OF APPLICABILITY

6. Main Street & Goddard Memorial Drive

File #: CC-2022-011
Applicant: Massachusetts Electric Company
Project: To install of +/-1,256 feet of conduit and three manholes within the existing roadway
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

NEW BUSINESS – NOTICES OF INTENT

7. 616 Plantation Street and abutting portions of Plantation Street, Lake Avenue North, & Teconnett Path Right-of-Ways (MBL 39-019-00002)

File #: CC-2022-003 & DEP#349-1313
Applicant: City of Worcester Department of Public Works & Parks
Project: To construct a parking lot, recreational facilities, including but not limited to a playground & pedestrian walkways, conduct vista pruning & associated site work, and request a waiver of performance standard 4.2.4.
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

8. 115 Northeast Cutoff (MBL 52-006-01+02)

File #: CC-2022-004 & DEP#349-1314
Applicant: 115 Northeast Cutoff Realty Trust, c/o Meletios Chacharone
Project: To install a wetland crossing, with a 24" pipe proposed in lieu of a previously approved open bottom box culvert, to conduct associated site work, and to request a waiver of performance standard 4.2.4.
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

NEW BUSINESS – NOTICES OF INTENT

9. 445A Granite Street (MBL 45-001-006-2)

File #: CC-2022-006
Applicant: KHI Real Estate 445A Granite, LLC
Project: To construct a single family dwelling, driveway, and conduct related site work.
Jurisdiction: City of Worcester Wetlands Protection Ordinance

10. 151, 153, 155, & 157 Woodland Street and 3, 9, & 11 Hawthorne Street (MBL 06-042-08-00011; -00007; -00029; -00002)

File #: CC-2022-007
Applicant: The Trustees of Clark University
Project: To construct a +/- 70,000 SF academic building and associated parking and conduct related site work.
Jurisdiction: City of Worcester Wetlands Protection Ordinance

11. 84, 90, & 91 Lamartine Street (MBL 05-011-13-00015, 05-011-00012, 05-013-0019A)

File #: CC-2022-008 & DEP#349-1315
Applicant: Worcester Bedworks, Inc.
Project: To construct a parking area and perform related site work associated with rehabilitation of the existing structure at 90 Lamartine Street
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

12. 0 Meadow Lane/Pleasant Street (aka 14 Meadow Lane) (MBL 47-012-00007)

File #: CC-2022-009 & DEP#349-13XX
Applicant: Nicholas Hoffman
Project: To construct a single family dwelling and perform related site work
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

13. 1 & 87 College Street & 1, 3, 5, 7, 9 City View Street (MBL 10-040-00001 & 26-024 -00001, -00002, -00003, -00004, -00005)

File #: CC-2022-010
Applicant: College of the Holy Cross
Project: To construct two new dormitories and perform associated site work
Jurisdiction: City of Worcester Wetlands Protection Ordinance

14. 136 Ararat Street (MBL 49-047-00003)

File #: CC-2022-012
Applicant: Warky Chan
Project: To construct a single family dwelling and perform related site work
Jurisdiction: City of Worcester Wetlands Protection Ordinance

OTHER BUSINESS

15. Request for Emergency Certification

- a. Bridge Removal, Middle/Blackstone River - MassDOT

16. Project Change Request

- a. 115 Northeast Cutoff (CC-2020-012 & DEP#349-1268)

17. Requests for Certificates of Compliance

- a. 34 Foxmeadow Drive (DEP#349-365 – Partial)
- b. 31 Blithewood Avenue, Unit 704 (DEP#349-98 - Partial)
- c. 44 Sophia Drive (CC-2006-057 & DEP#349-906 - Partial)
- d. 59 Webster Street (CC-2019-057 & DEP#349-1257)

18. Requests for Extension of Time

- a. 90 Barber Avenue (CC-2017-075 & DEP#349-1175)
- b. 261 Clover Street (aka 175 James Street) & abutting ROW (CC-2017-077 & DEP#349-1174)

OTHER BUSINESS

19. Enforcement Order and Violation Updates

- a. White Birch Commons FKA Burncoat Gardens FKA Goldthwaite Road (CC-EO-2017-001)
- b. 217 Lake Avenue (CC-EO-2020-004)
- c. 449 Massasoit Road (CC-EO-2020-006)
- d. Across from 133 North Lake Avenue – East side of Lake Avenue North Right-of-Way (between Dominion Road & Belcourt Road) and Lake Quinsigamond (CC-EO-2020-007)
- e. Across from 175 North Lake Avenue – East side of Lake Avenue North Right-of-Way (between Belcourt Road & Sonoma Drive) and Lake Quinsigamond (CC-EO-2020-008)
- f. 99 Wildwood Avenue (CC-EO-2020-009)
- g. 166 Moreland Street (CC-EO-2020-011)
- h. 522 Grove Street (CC-EO-2020-014)
- i. 0 Myrick Avenue (CC-EO-2020-015)
- j. Modoc Street (CC-EO-2021-001)
- k. 75 Harrington (CC-EO-2021-003)
- l. 40 June Street Terrace (CC-EO-2021-004)
- m. 12 AKA 0 Balis Avenue (CC-EO-2021-005)
- n. 1087-1089 Millbury Street and 18 Leland Street (CC-EO-2021-006)
- o. 269 James Street (CC-EO-2021-007)
- p. 90 AKA 100 Camelot Street AKA Farber Field (CC-EO-2021-008)
- q. 0 McKeon Road, 0 Millbury Street & 25 & 35R Tobias Boland Way (CC-EO-2021-009)
- r. Providence & Worcester Railroad (0 Tobias Boland Way)

20. Communications

- a. Utility Maintenance Exemption Notification for Mower Street; from Eversource; dated 1/24/2022
- b. Vegetative Management Plan Notification; from National Grid; dated 1/7/2022
- c. Vegetative Management Plan Notification; from Keolis; dated 2/15/2022
- d. Worcester Now | Next Citywide Plan Press Release; from the City of Worcester; dated 2/28/2022

21. Duplicate Signature Page Requests

- a. 215 Lake Avenue – EOT issued 1/10/2020 (CC-2017-005 & DEP# 349-1151)
- b. 25 Ellis Drive – COC issued 10/27/2014 (CC-2001-064 & DEP#349-459 & 349-460)

22. Approval of Minutes – 12/13/2021, 1/3/2022; & 1/24/2022

23. Approval of 2023 Meeting Schedule

24. Policies and Procedures

ADJOURNMENT